

109TH CONGRESS
2D SESSION

H. R. 6424

To increase the Federal Housing Administration mortgage commitment level for fiscal year 2007 to carry out the purposes of sections 238 and 519 of the National Housing Act, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 8, 2006

Mr. GARY G. MILLER of California (for himself and Mr. FRANK of Massachusetts) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To increase the Federal Housing Administration mortgage commitment level for fiscal year 2007 to carry out the purposes of sections 238 and 519 of the National Housing Act, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Save Affordable Hous-
5 ing and Health Care Facilities Act of 2006”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that—

1 (1) the Federal Housing Administration (FHA)
2 programs in the General Insurance/Special Risk In-
3 surance (GI/SRI) Fund provide financing for a wide
4 range of activities, including home equity conversion
5 mortgages for the elderly, condominiums, apart-
6 ments, health care facilities, and hospitals;

7 (2) the volume of activity in these programs is
8 traditionally heavy in the last few months of a cal-
9 endar year and has been particularly high this year
10 due to continued low interest rates and a large de-
11 mand by seniors for mortgages that will allow them
12 to access the equity in their homes;

13 (3) the Department of Housing and Urban De-
14 velopment (HUD) has indicated that the commit-
15 ment authority for the programs in this Fund may
16 be exhausted if the continuing appropriations resolu-
17 tion for fiscal year 2007 makes available only a pro-
18 rated portion of the amounts that were made avail-
19 able for the programs for 2006;

20 (4) if the commitment authority is exhausted,
21 HUD will be forced to shut down the programs in
22 the GI/SRI Fund until additional commitment au-
23 thority is approved by the Congress;

24 (5) the FHA home equity conversion mortgage
25 insurance program is virtually the only program

1 available that allows seniors to draw funds from the
2 equity in their homes to pay other bills and to re-
3 main in their homes with adequate protections;

4 (6) the FHA multifamily housing mortgage in-
5 surance programs provide for the construction and
6 rehabilitation of critically needed affordable housing
7 while also producing construction jobs, and shutting
8 down these programs will result in delays of con-
9 struction that may make some of these projects in-
10 feasible due to rising construction costs;

11 (7) the FHA hospital mortgage insurance pro-
12 gram is a major source of financing for community
13 hospitals as well as larger city hospitals that need to
14 refinance or rehabilitate their properties;

15 (8) the FHA mortgage insurance programs for
16 nursing homes and assisted living facilities are vir-
17 tually the only vehicles for the rehabilitation of these
18 properties, which is vital to the elderly individuals
19 living there;

20 (9) increasing the commitment ceilings for the
21 GI/SRI Fund would not cost the Government addi-
22 tional funds but would actually generate additional
23 revenue for the Treasury; and

1 (10) the programs that would otherwise be shut
2 down pay for their own costs through the collection
3 by the FHA of mortgage insurance premiums.

4 **SEC. 3. INCREASE IN GENERAL INSURANCE AND SPECIAL**
5 **RISK INSURANCE COMMITMENT AUTHORITY.**

6 Notwithstanding section 101 of the Continuing Ap-
7 propriations Resolution, 2007 (Division B of Public Law
8 109–289; 120 Stat. 1311), the maximum dollar amount
9 limitation on commitments to guarantee loans to carry out
10 the purposes of sections 238 and 519 of the National
11 Housing 10 Act (12 U.S.C. 1715z–3 and 1735c) shall be
12 continued for fiscal year 2007 at a rate for operations not
13 exceeding \$45,000,000,000.

14 **SEC. 4. INCREASE IN HOME EQUITY CONVERSION MORT-**
15 **GAGE INSURANCE AUTHORITY.**

16 Section 255(g) of the National Housing Act (12
17 U.S.C. 1715z–20(g)), as amended by section 131 of Divi-
18 sion B of the Continuing Appropriations Resolution, 2007
19 (120 Stat. 1316), is amended by striking “275,000” and
20 inserting “300,000”.

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